HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Regina CMA

Date Released: Third Quarter 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Housing Observer Online

Featuring quick reads and videos on...

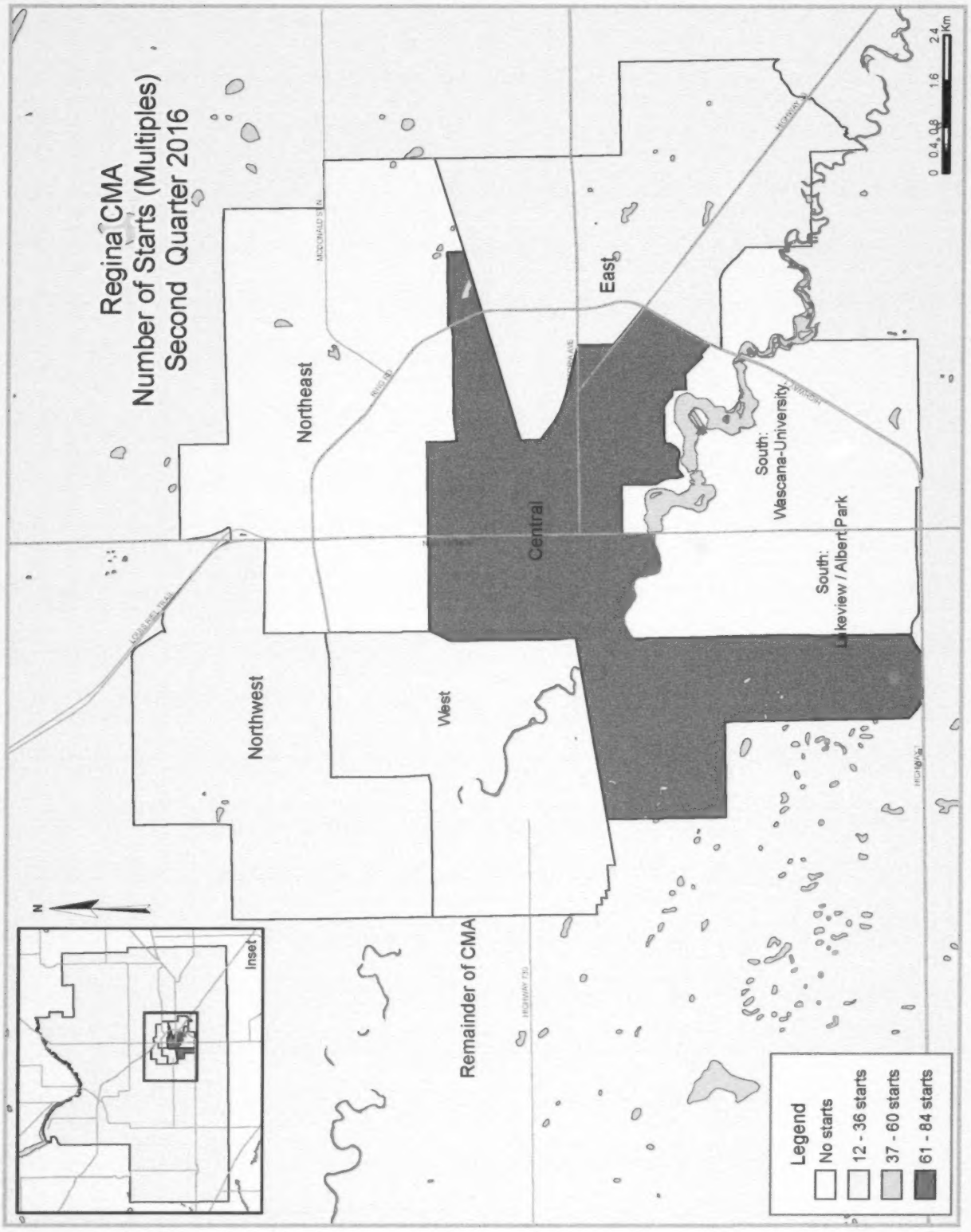
- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

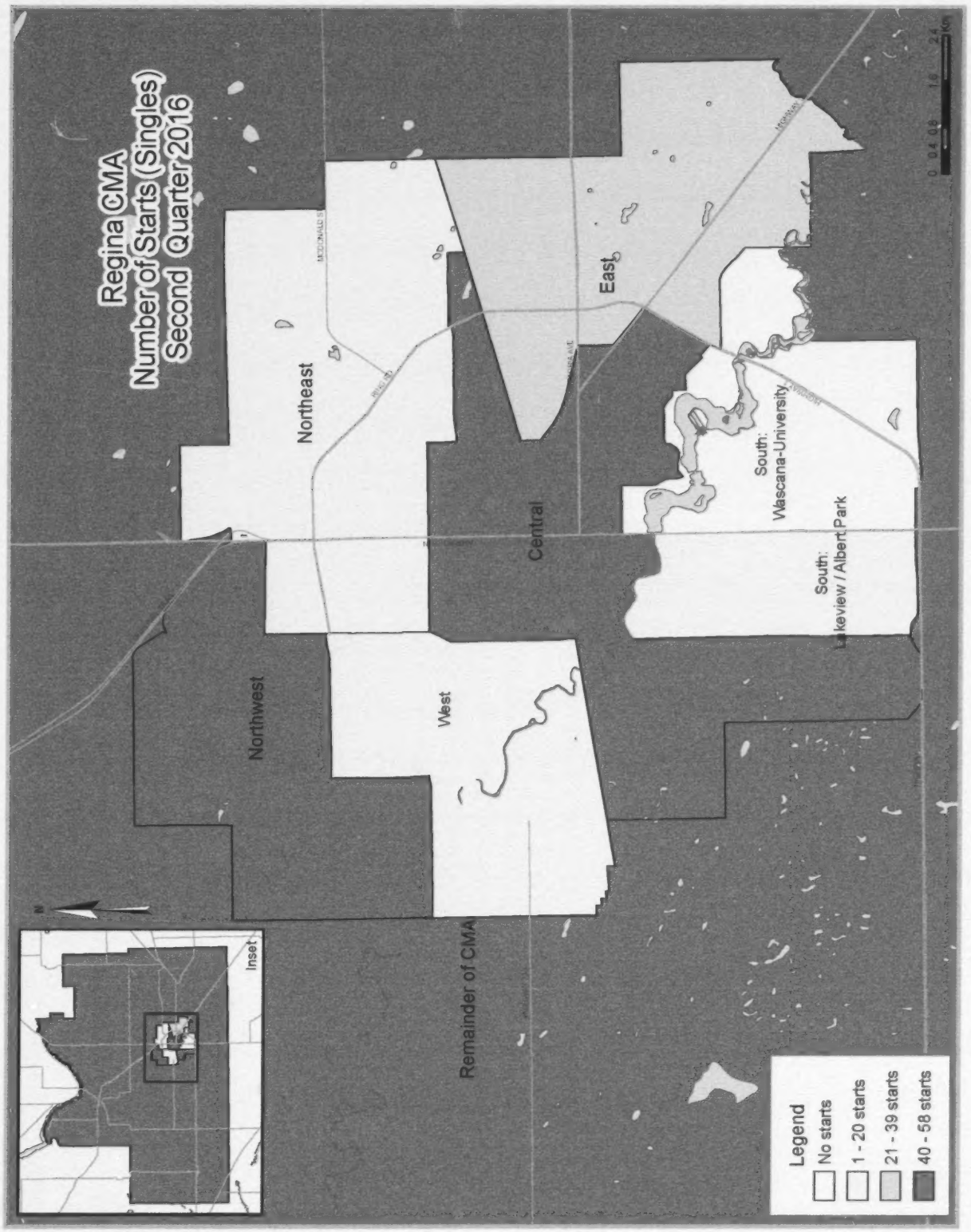
All links can be shared in social media friendly formats!

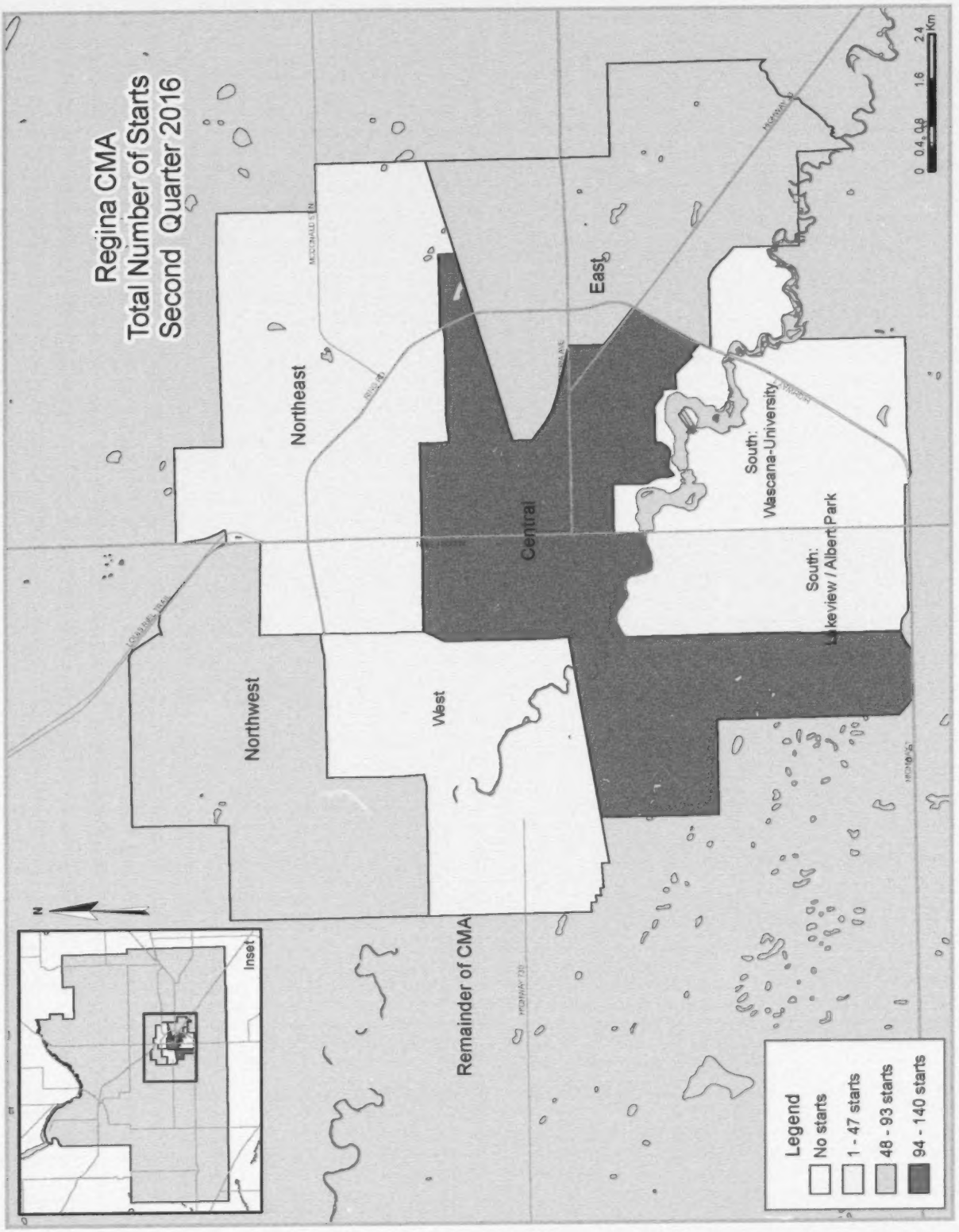
An alternative water ready home — what's the plan?
We have to learn to be flexible... and so does our housing
What is a condo?
a) An apartment
b) A single family home
c) A townhome
d) All of the above
Mortgage arrears
Updated housing finance tables
Average House Prices: Annual Update
78 % des emprunteurs hypothécaires sondés ont fait des recherches en ligne pour trouver de l'info sur les prêts hypothécaires
The HMI Portal provides reliable and impartial housing market reports, data and analysis.
"... Condominium Owners Survey investors are in the market for the long term."

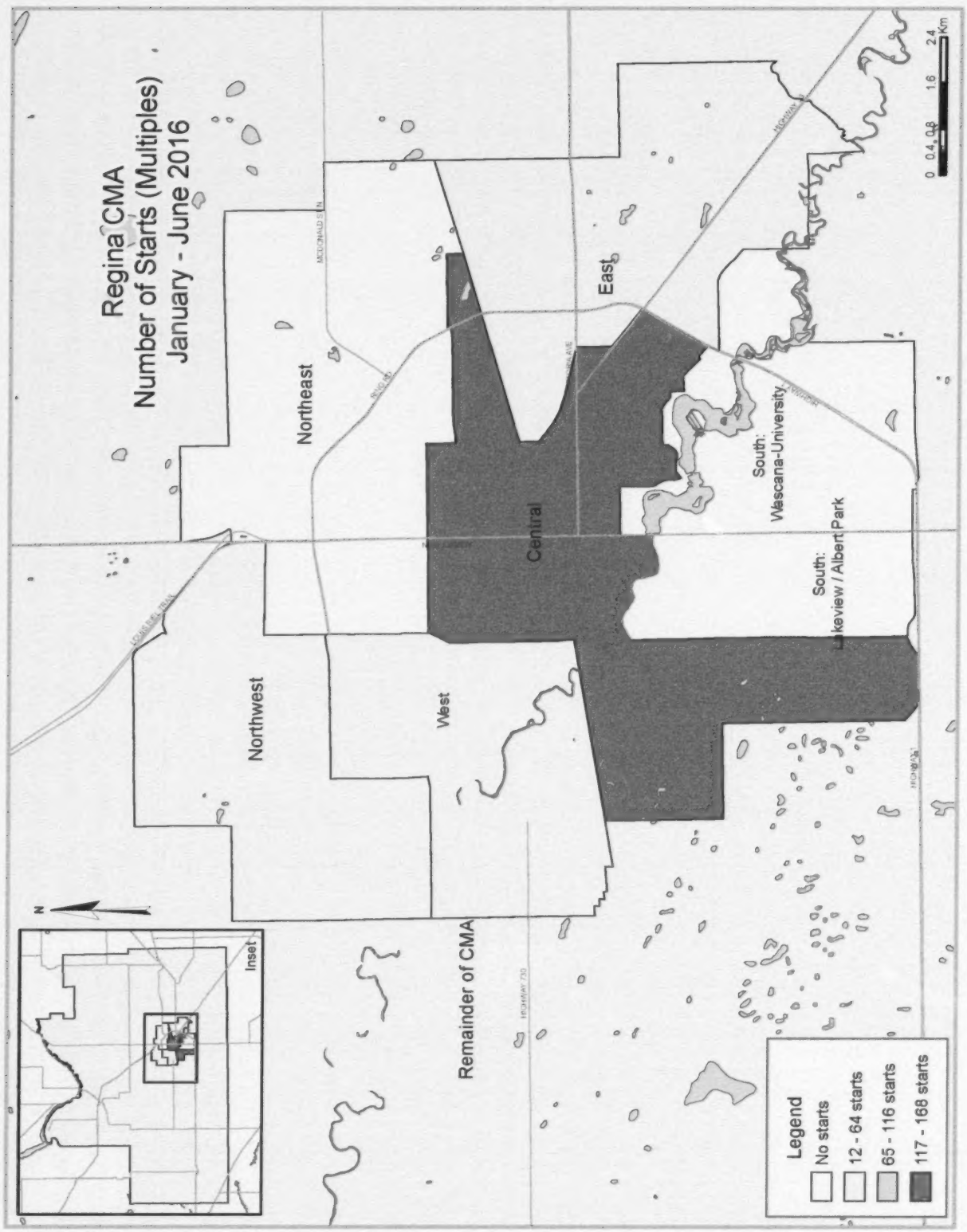
Subscribe today to stay in the know!

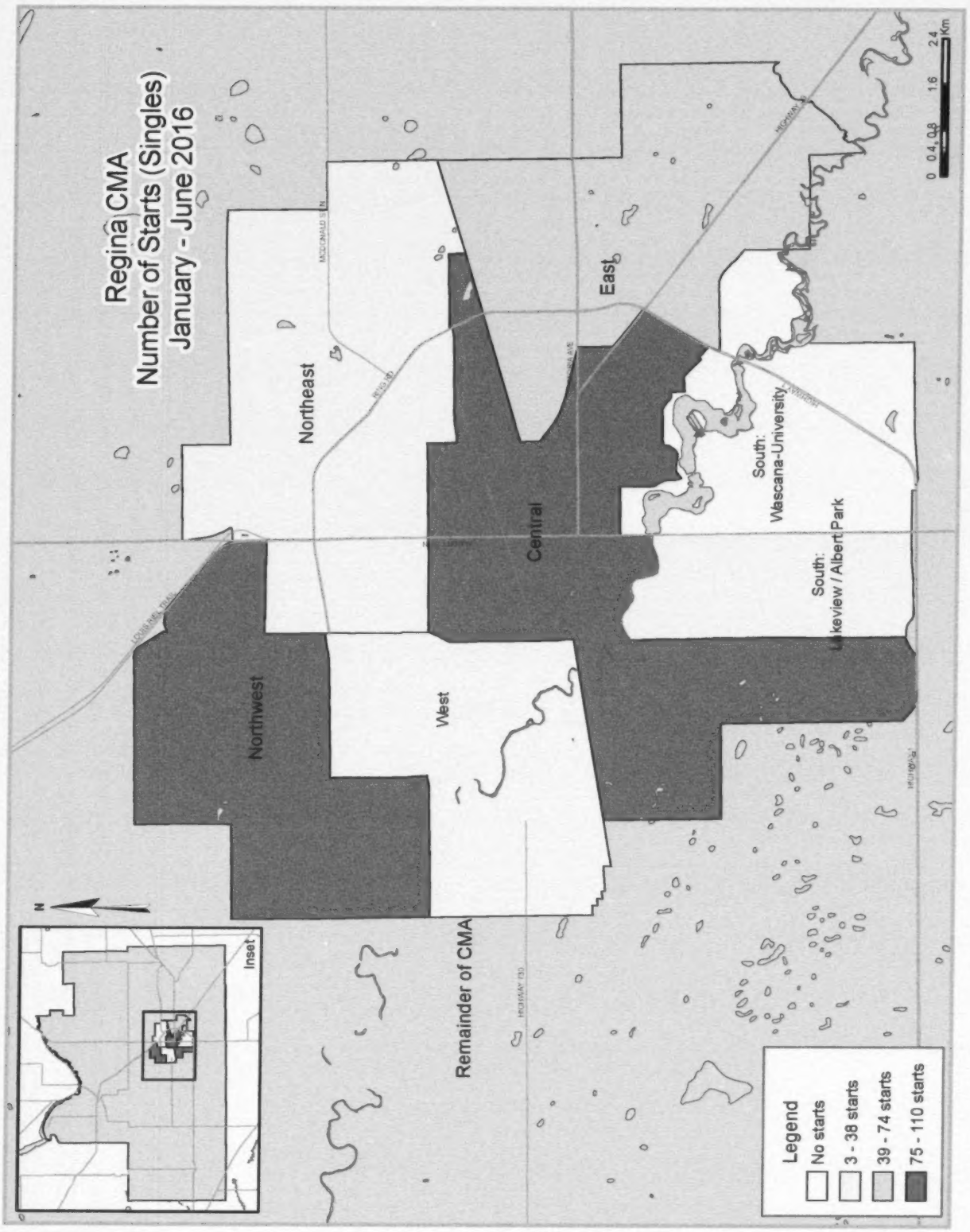
www.cmhc.ca/observer

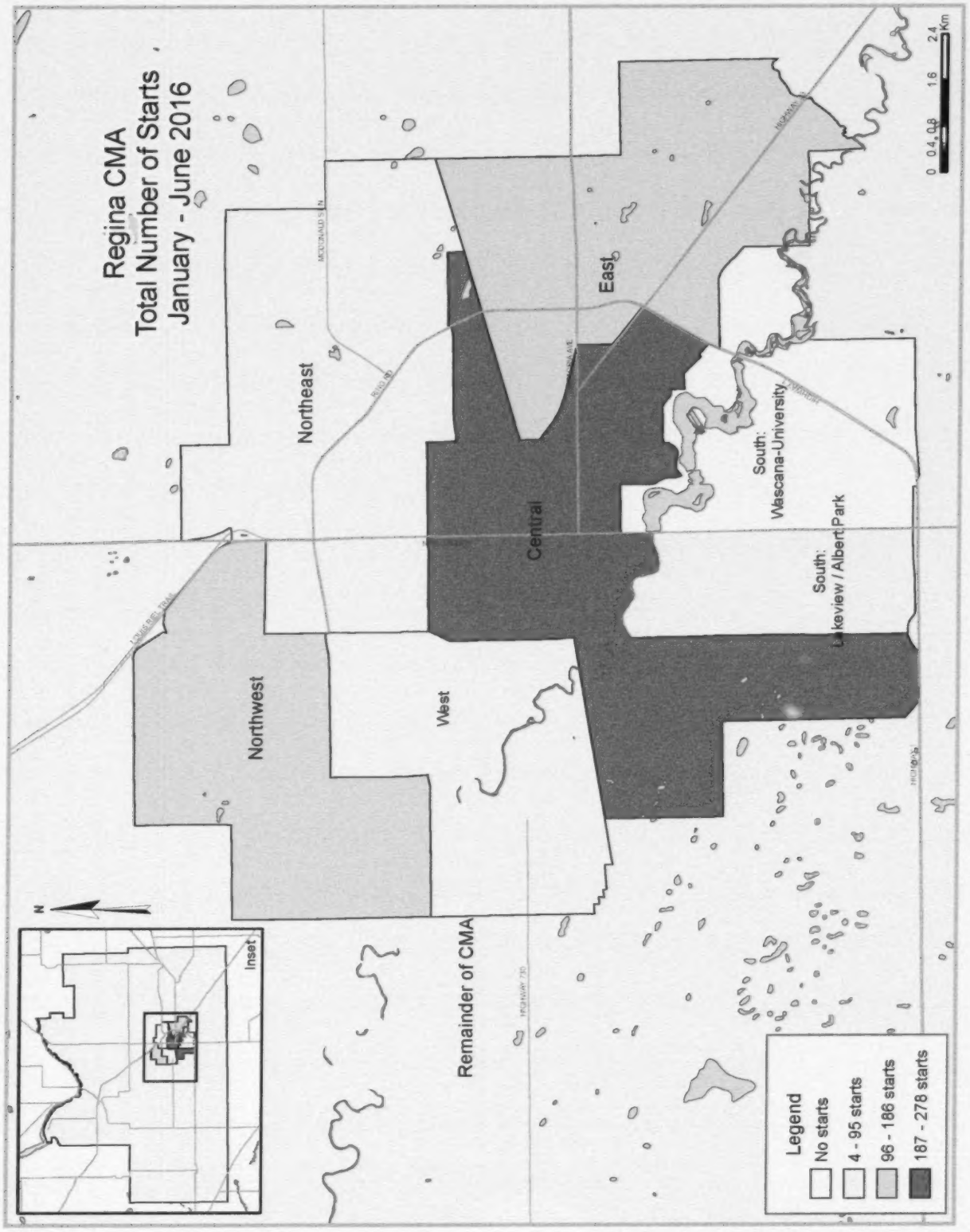

Regina CMA
Number of Starts (Multiples)
Second Quarter 2016
Northeast
East
Central
South:
Wascana-University
South:
Lakeview / Albert Park
Northwest
West
Remainder of CMA
Inset
N
0 0.4 0.8 1.6 2.4
Km
Legend
No starts
12 - 36 starts
37 - 60 starts
61 - 84 starts


Regina CMA
Number of Starts (Singles)
Second Quarter 2016
Northeast
East
Central
South:
Wascana-University
South:
Lakeview / Albert Park
Northwest
West
Remainder of CMA
Inset
Legend
No starts
1 - 20 starts
21 - 39 starts
40 - 58 starts


Regina CMA
Total Number of Starts
Second Quarter 2016
Northeast
East
Central
South:
Wascana-University
South:
Lakeview / Albert Park
Northwest
West
Remainder of CMA
Inset
N
0 0.4 0.8 1.6 2.4 Km
Legend
No starts
1 - 47 starts
48 - 93 starts
94 - 140 starts


Regina CMA
Number of Starts (Multiples)
January - June 2016
Northwest
Northeast
West
Central
East
South:
Wascana-University
South:
Lakeview / Albert Park
Remainder of CMA
Inset
N
0 0.4 0.8 1.6 2.4 Km
Legend
No starts
12 - 64 starts
65 - 116 starts
117 - 168 starts


Regina CMA
Number of Starts (Singles)
January - June 2016
Northeast
East
Central
South: Wascana-University
South: Lakeview / Albert Park
Northwest
West
Remainder of CMA
Inset
N
0 0.4 0.8 1.6 2.4 Km
Legend
No starts
3 - 38 starts
39 - 74 starts
75 - 110 starts


Regina CMA
Total Number of Starts
January - June 2016
Northeast
East
Central
South:
Wascana-University
South:
Lakeview / Albert Park
Northwest
West
Remainder of CMA
Inset
N
0 4 8 16 24
Km
Legend
No starts
4 - 95 starts
96 - 186 starts
187 - 278 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2016								
Regina CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Apr. 2016	May 2016	June 2016	Apr. 2016	May 2016	June 2016
Single-Detached	707	513	633	716	801	652	657	687
Multiples	1,516	1,084	456	456	960	630	416	540
Total	2,223	1,597	1,089	1,172	1,761	1,282	1,073	1,227
	Quarterly SAAR		Actual			YTD		
	2016 Q1	2016 Q2	2015 Q2	2016 Q2	% change	2015 Q2	2016 Q2	% change
Single-Detached	698	693	151	196	29.8%	232	317	36.6%
Multiples	456	624	400	156	-61.0%	583	270	-53.7%
Total	1,154	1,317	551	352	-36.1%	815	587	-28.0%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Regina CMA
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2016	195	36	27	0	31	24	3	36	352
Q2 2015	150	22	15	1	53	15	0	295	551
% Change	30.0	63.6	80.0	-100.0	-41.5	60.0	n/a	-87.8	-36.1
Year-to-date 2016	315	68	37	1	39	60	3	64	587
Year-to-date 2015	227	40	17	1	57	60	8	405	815
% Change	38.8	70.0	117.6	0.0	-31.6	0.0	-62.5	-84.2	-28.0
UNDER CONSTRUCTION									
Q2 2016	488	66	40	1	82	114	8	375	1,174
Q2 2015	613	84	54	1	121	408	16	731	2,028
% Change	-20.4	-21.4	-25.9	0.0	-32.2	-72.1	-50.0	-48.7	-42.1
COMPLETIONS									
Q2 2016	188	30	5	1	35	31	11	197	498
Q2 2015	158	20	31	2	81	121	14	296	723
% Change	19.0	50.0	-83.9	-50.0	-56.8	-74.4	-21.4	-33.4	-31.1
Year-to-date 2016	304	40	21	1	55	115	12	386	934
Year-to-date 2015	335	32	42	2	135	235	26	399	1,206
% Change	-9.3	25.0	-50.0	-50.0	-59.3	-51.1	-53.8	-3.3	-22.6
COMPLETED & NOT ABSORBED									
Q2 2016	87	30	9	2	47	240	n/a	n/a	415
Q2 2015	123	20	12	2	86	208	n/a	n/a	451
% Change	-29.3	50.0	-25.0	0.0	-45.3	15.4	n/a	n/a	-8.0
ABSORBED									
Q2 2016	219	26	16	1	44	58	n/a	n/a	364
Q2 2015	173	17	21	2	76	108	n/a	n/a	397
% Change	26.6	52.9	-23.8	-50.0	-42.1	-46.3	n/a	n/a	-8.3
Year-to-date 2016	354	47	43	1	73	149	n/a	n/a	667
Year-to-date 2015	370	42	32	2	133	218	n/a	n/a	797
% Change	-4.3	11.9	34.4	-50.0	-45.1	-31.7	n/a	n/a	-16.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Central									
Q2 2016	56	10	14	0	12	24	2	22	140
Q2 2015	68	0	11	0	6	15	0	287	387
South: Lakeview / Albert Park									
Q2 2016	1	0	0	0	0	0	0	0	1
Q2 2015	2	0	0	0	0	0	0	2	4
South: Wascana-Univerity									
Q2 2016	0	0	0	0	0	0	0	0	0
Q2 2015	0	0	0	0	0	0	0	0	0
East									
Q2 2016	35	14	13	0	3	0	0	0	65
Q2 2015	22	20	0	1	35	0	0	2	80
West									
Q2 2016	2	0	0	0	0	0	0	12	14
Q2 2015	1	0	0	0	0	0	0	0	1
Northeast									
Q2 2016	2	0	0	0	0	0	1	0	3
Q2 2015	5	0	0	0	0	0	0	4	9
Northwest									
Q2 2016	43	12	0	0	0	0	0	0	55
Q2 2015	7	2	0	0	0	0	0	0	9
Remainder of the CMA									
Q2 2016	41	0	0	0	16	0	0	0	57
Q2 2015	42	0	0	0	12	0	0	0	54
Regina CMA									
Q2 2016	195	36	27	0	31	24	3	36	352
Q2 2015	150	22	15	1	53	15	0	295	551

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Central									
Q2 2016	138	20	23	0	44	108	7	341	681
Q2 2015	201	16	50	0	32	68	11	377	755
South: Lakeview / Albert Park									
Q2 2016	11	0	0	0	0	0	0	0	11
Q2 2015	14	0	0	0	0	0	0	2	16
South: Wascana-Univerity									
Q2 2016	1	0	0	0	0	0	0	0	1
Q2 2015	3	0	0	0	0	0	0	0	3
East									
Q2 2016	84	24	17	1	12	6	0	0	144
Q2 2015	115	36	0	1	59	340	0	233	784
West									
Q2 2016	3	0	0	0	0	0	0	14	17
Q2 2015	1	2	0	0	0	0	0	87	90
Northeast									
Q2 2016	7	0	0	0	0	0	1	8	16
Q2 2015	7	0	0	0	0	0	5	32	44
Northwest									
Q2 2016	63	22	0	0	0	0	0	2	87
Q2 2015	56	24	0	0	8	0	0	0	88
Remainder of the CMA									
Q2 2016	154	0	0	0	26	0	0	0	180
Q2 2015	179	6	0	0	22	0	0	0	207
Regina CMA									
Q2 2016	488	66	40	1	82	114	8	375	1,174
Q2 2015	613	84	54	1	121	408	16	731	2,028

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Central									
Q2 2016	40	0	5	0	2	15	9	195	266
Q2 2015	63	0	25	0	26	109	10	42	275
South: Lakeview / Albert Park									
Q2 2016	2	0	0	0	0	0	0	0	2
Q2 2015	1	0	0	0	0	0	0	2	3
South: Wascana-Univerity									
Q2 2016	0	0	0	0	0	0	0	0	0
Q2 2015	0	0	0	0	0	0	0	0	0
East									
Q2 2016	41	30	0	1	8	16	0	0	96
Q2 2015	29	10	0	2	7	12	0	162	222
West									
Q2 2016	0	0	0	0	0	0	2	0	2
Q2 2015	1	0	6	0	0	0	0	8	15
Northeast									
Q2 2016	2	0	0	0	9	0	0	2	13
Q2 2015	1	0	0	0	22	0	4	16	43
Northwest									
Q2 2016	31	0	0	0	0	0	0	0	31
Q2 2015	20	10	0	0	20	0	0	64	114
Remainder of the CMA									
Q2 2016	65	0	0	0	16	0	0	0	81
Q2 2015	31	0	0	0	6	0	0	0	37
Regina CMA									
Q2 2016	188	30	5	1	35	31	11	197	498
Q2 2015	158	20	31	2	81	121	14	296	723

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Central									
Q2 2016	27	2	7	0	10	108	n/a	n/a	154
Q2 2015	46	3	12	0	33	118	n/a	n/a	212
South: Lakeview / Albert Park									
Q2 2016	3	0	0	0	0	0	n/a	n/a	3
Q2 2015	0	0	0	0	0	0	n/a	n/a	0
South: Wascana-Univerity									
Q2 2016	2	0	0	0	0	0	n/a	n/a	2
Q2 2015	0	0	0	0	0	0	n/a	n/a	0
East									
Q2 2016	29	20	2	1	16	122	n/a	n/a	190
Q2 2015	40	6	0	1	10	72	n/a	n/a	129
West									
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
Q2 2015	0	0	0	0	5	0	n/a	n/a	5
Northeast									
Q2 2016	3	2	0	0	2	0	n/a	n/a	7
Q2 2015	0	0	0	0	4	0	n/a	n/a	4
Northwest									
Q2 2016	14	6	0	1	19	10	n/a	n/a	50
Q2 2015	15	11	0	1	31	18	n/a	n/a	76
Remainder of the CMA									
Q2 2016	4	0	0	0	0	0	n/a	n/a	4
Q2 2015	12	0	0	0	3	0	n/a	n/a	15
Regina CMA									
Q2 2016	87	30	9	2	47	240	n/a	n/a	415
Q2 2015	123	20	12	2	86	208	n/a	n/a	451

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Central									
Q2 2016	61	5	13	0	11	47	n/a	n/a	137
Q2 2015	75	3	21	0	27	94	n/a	n/a	220
South: Lakeview / Albert Park									
Q2 2016	2	0	0	0	0	0	n/a	n/a	2
Q2 2015	1	0	0	0	0	0	n/a	n/a	1
South: Wascana-Univerity									
Q2 2016	1	0	0	0	0	0	n/a	n/a	1
Q2 2015	0	0	0	0	0	4	n/a	n/a	4
East									
Q2 2016	43	19	3	1	5	9	n/a	n/a	80
Q2 2015	23	8	0	2	11	9	n/a	n/a	53
West									
Q2 2016	0	0	0	0	1	0	n/a	n/a	1
Q2 2015	1	0	0	0	4	0	n/a	n/a	5
Northeast									
Q2 2016	2	0	0	0	7	0	n/a	n/a	9
Q2 2015	1	0	0	0	22	0	n/a	n/a	23
Northwest									
Q2 2016	32	2	0	0	1	2	n/a	n/a	37
Q2 2015	28	6	0	0	6	1	n/a	n/a	41
Remainder of the CMA									
Q2 2016	66	0	0	0	19	0	n/a	n/a	85
Q2 2015	32	0	0	0	6	0	n/a	n/a	38
Regina CMA									
Q2 2016	219	26	16	1	44	58	n/a	n/a	364
Q2 2015	173	17	21	2	76	108	n/a	n/a	397

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Regina CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	508	74	40	1	123	135	16	700	1,597
% Change	-27.5	-46.4	-64.6	-50.0	-37.6	-17.2	-50.0	-20.2	-28.2
2014	701	138	113	2	197	163	32	877	2,223
% Change	-43.7	43.8	**	n/a	-49.7	-73.6	14.3	19.2	-28.8
2013	1,246	96	7	0	392	617	28	736	3,122
% Change	-3.2	-52.9	-82.1	-100.0	136.1	-26.9	-84.7	99.5	0.9
2012	1,287	204	39	1	166	844	183	369	3,093
% Change	34.9	**	n/a	0.0	23.9	141.8	**	118.3	82.6
2011	954	38	0	1	134	349	49	169	1,694
% Change	36.3	**	n/a	-75.0	-5.0	30.2	-35.5	12.7	25.8
2010	700	8	0	4	141	268	76	150	1,347
% Change	24.1	-33.3	n/a	-20.0	54.9	42.6	n/a	114.3	44.8
2009	564	12	0	5	91	188	0	70	930
% Change	-41.9	20.0	n/a	-44.4	-2.2	-26.0	n/a	79.5	-32.4
2008	970	10	0	9	93	254	0	39	1,375
% Change	15.1	150.0	n/a	-55.0	-61.9	6.3	-100.0	-17.0	-1.6
2007	843	4	0	20	244	239	1	47	1,398
% Change	16.6	-33.3	n/a	-23.1	9.4	n/a	-83.3	**	41.8
2006	723	6	0	26	223	0	6	2	986

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Second Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
Central	56	68	12	0	26	11	46	308	140	387	-63.8
South: Lakeview / Albert Park	1	2	0	0	0	0	0	2	1	4	-75.0
South: Wascana-Univerity	0	0	0	0	0	0	0	0	0	0	n/a
East	35	23	14	20	16	35	0	2	65	80	-18.8
West	2	1	0	0	0	0	12	0	14	1	**
Northeast	3	5	0	0	0	0	0	4	3	9	-66.7
Northwest	43	7	12	2	0	0	0	0	55	9	**
Remainder of the CMA	41	42	0	8	16	4	0	0	57	54	5.6
Regina CMA	196	151	38	30	58	50	60	320	352	551	-36.1

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Central	110	99	26	6	34	11	108	366	278	482	-42.3
South: Lakeview / Albert Park	4	5	0	0	0	0	0	2	4	7	-42.9
South: Wascana-Univerity	0	0	0	0	0	0	0	0	0	0	n/a
East	60	36	32	30	20	39	0	101	112	206	-45.6
West	3	1	0	0	0	0	12	0	15	1	**
Northeast	7	8	0	2	0	0	0	4	7	14	-50.0
Northwest	55	23	16	6	0	0	0	0	71	29	144.8
Remainder of the CMA	58	49	0	8	16	4	0	0	74	61	21.3
Regina CMA	317	232	74	52	70	54	126	477	587	815	-28.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Central	26	11	0	0	24	21	22	287
South: Lakeview / Albert Park	0	0	0	0	0	0	0	2
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	16	35	0	0	0	0	0	2
West	0	0	0	0	0	0	12	0
Northeast	0	0	0	0	0	0	0	4
Northwest	0	0	0	0	0	0	0	0
Remainder of the CMA	16	4	0	0	0	0	0	0
Regina CMA	58	50	0	0	24	25	36	295

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	34	11	0	0	62	33	46	333
South: Lakeview / Albert Park	0	0	0	0	0	0	0	2
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	20	39	0	0	0	35	0	66
West	0	0	0	0	0	0	12	0
Northeast	0	0	0	0	0	0	0	4
Northwest	0	0	0	0	0	0	0	0
Remainder of the CMA	16	4	0	0	0	0	0	0
Regina CMA	70	54	0	0	62	72	64	405

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Central	80	79	36	21	24	287	140	387
South: Lakeview / Albert Park	1	2	0	0	0	2	1	4
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	62	42	3	36	0	2	65	80
West	2	1	0	0	12	0	14	1
Northeast	2	5	0	0	1	4	3	9
Northwest	55	9	0	0	0	0	55	9
Remainder of the CMA	41	42	16	12	0	0	57	54
Regina CMA	258	187	55	69	39	295	352	551

Table 2.5: Starts by Submarket and by Intended Market
January - June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	150	113	80	31	48	338	278	482
South: Lakeview / Albert Park	4	5	0	0	0	2	4	7
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	108	65	4	75	0	66	112	206
West	3	1	0	0	12	0	15	1
Northeast	6	7	0	0	1	7	7	14
Northwest	71	29	0	0	0	0	71	29
Remainder of the CMA	58	49	16	12	0	0	74	61
Regina CMA	420	284	100	118	67	413	587	815

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
Central	43	63	2	10	11	49	210	153	266	275	-3.3
South: Lakeview / Albert Park	2	1	0	0	0	0	0	2	2	3	-33.3
South: Wascana-Univerity	0	0	0	0	0	0	0	0	0	0	n/a
East	42	31	30	10	8	7	16	174	96	222	-56.8
West	0	1	2	0	0	6	0	8	2	15	-86.7
Northeast	2	1	0	4	9	22	2	16	13	43	-69.8
Northwest	31	20	0	10	0	20	0	64	31	114	-72.8
Remainder of the CMA	65	31	0	6	16	0	0	0	81	37	118.9
Regina CMA	192	160	34	40	44	104	228	419	498	723	-31.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Central	84	116	2	24	11	70	324	267	421	477	-11.7
South: Lakeview / Albert Park	5	3	0	0	0	0	2	2	7	5	40.0
South: Wascana-Univerity	3	0	0	0	0	0	0	0	3	0	n/a
East	58	56	38	14	30	32	66	277	192	379	-49.3
West	1	1	2	0	0	9	0	8	3	18	-83.3
Northeast	3	1	0	6	9	28	32	16	44	51	-13.7
Northwest	51	60	0	16	0	28	79	64	130	168	-22.6
Remainder of the CMA	95	76	6	6	20	0	0	0	121	82	47.6
Regina CMA	309	337	48	66	70	167	507	636	934	1,206	-22.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Central	5	49	6	0	15	111	195	42
South: Lakeview / Albert Park	0	0	0	0	0	0	0	2
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	8	7	0	0	16	12	0	162
West	0	6	0	0	0	0	0	8
Northeast	9	22	0	0	0	0	2	16
Northwest	0	20	0	0	0	0	0	64
Remainder of the CMA	16	0	0	0	0	0	0	0
Regina CMA	38	104	6	0	31	123	197	296

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	5	70	6	0	55	225	269	42
South: Lakeview / Albert Park	0	0	0	0	0	0	2	2
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	30	32	0	0	66	12	0	265
West	0	9	0	0	0	0	0	8
Northeast	9	28	0	0	0	0	32	16
Northwest	0	28	0	0	0	0	79	64
Remainder of the CMA	20	0	0	0	0	0	0	0
Regina CMA	64	167	6	0	121	237	386	399

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Central	45	88	17	135	204	52	266	275
South: Lakeview / Albert Park	2	1	0	0	0	2	2	3
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	71	39	25	21	0	162	96	222
West	0	7	0	0	2	8	2	15
Northeast	2	1	9	22	2	20	13	43
Northwest	31	30	0	20	0	64	31	114
Remainder of the CMA	65	31	16	6	0	0	81	37
Regina CMA	223	209	67	204	208	310	498	723

Table 3.5: Completions by Submarket and by Intended Market January - June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	89	153	53	262	279	62	421	477
South: Lakeview / Albert Park	5	3	0	0	2	2	7	5
South: Wascana-Univerity	3	0	0	0	0	0	3	0
East	107	66	85	48	0	265	192	379
West	1	10	0	0	2	8	3	18
Northeast	3	1	9	28	32	22	44	51
Northwest	51	76	0	28	79	64	130	168
Remainder of the CMA	97	76	24	6	0	0	121	82
Regina CMA	365	409	171	372	398	425	934	1,206

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q2 2016	7	11.7	18	30.0	12	20.0	10	16.7	13	21.7	60	405,000	412,034
Q2 2015	4	5.4	20	27.0	8	10.8	14	18.9	28	37.8	74	475,000	519,694
Year-to-date 2016	11	10.5	29	27.6	24	22.9	22	21.0	19	18.1	105	422,500	420,462
Year-to-date 2015	8	5.9	34	25.0	25	18.4	26	19.1	43	31.6	136	470,000	512,695
South: Lakeview / Albert Park													
Q2 2016	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Q2 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
South: Wascana-University													
Q2 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Q2 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
East													
Q2 2016	2	4.7	1	2.3	4	9.3	6	14.0	30	69.8	43	-	-
Q2 2015	0	0.0	1	4.0	0	0.0	4	16.0	20	80.0	25	-	683,721
Year-to-date 2016	2	3.1	1	1.5	8	12.3	10	15.4	44	67.7	65	-	492,175
Year-to-date 2015	0	0.0	1	1.8	6	10.9	7	12.7	41	74.5	55	-	683,721
West													
Q2 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Northeast													
Q2 2016	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	-	-
Q2 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Northwest													
Q2 2016	1	3.1	12	37.5	12	37.5	5	15.6	2	6.3	32	440,000	420,957
Q2 2015	0	0.0	6	21.4	11	39.3	7	25.0	4	14.3	28	-	480,378
Year-to-date 2016	1	1.9	21	39.6	19	35.8	6	11.3	6	11.3	53	410,000	428,120
Year-to-date 2015	1	1.4	25	34.2	22	30.1	14	19.2	11	15.1	73	420,000	466,461
Remainder of the CMA													
Q2 2016	14	25.5	6	10.9	3	5.5	7	12.7	25	45.5	55	375,000	433,589
Q2 2015	3	9.4	3	9.4	7	21.9	6	18.8	13	40.6	32	-	529,209
Year-to-date 2016	23	24.5	10	10.6	8	8.5	14	14.9	39	41.5	94	375,000	475,517
Year-to-date 2015	12	17.1	7	10.0	13	18.6	10	14.3	28	40.0	70	-	464,484
Regina CMA													
Q2 2016	25	12.1	37	18.0	34	16.5	29	14.1	81	39.3	206	460,000	571,582
Q2 2015	7	4.1	31	18.0	27	15.7	32	18.6	75	43.6	172	480,000	529,328
Year-to-date 2016	39	11.6	62	18.4	62	18.4	53	15.7	121	35.9	337	450,000	536,882
Year-to-date 2015	21	5.8	68	18.9	69	19.2	61	16.9	141	39.2	360	470,000	517,049

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2016						
Submarket	Q2 2016	Q2 2015	% Change	YTD 2016	YTD 2015	% Change
Central	412,034	519,694	-20.7	420,462	512,695	-18.0
South: Lakeview / Albert Park	-	-	n/a	-	-	n/a
South: Wascana-Univerity	-	-	n/a	-	-	n/a
East	-	683,721	n/a	492,175	683,721	-28.0
West	-	-	n/a	-	-	n/a
Northeast	-	-	n/a	-	-	n/a
Northwest	420,957	480,378	-12.4	428,120	466,461	-8.2
Remainder of the CMA	433,589	529,209	-18.1	475,517	464,484	2.4
Regina CMA	571,582	529,328	8.0	536,882	517,049	3.8

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Regina

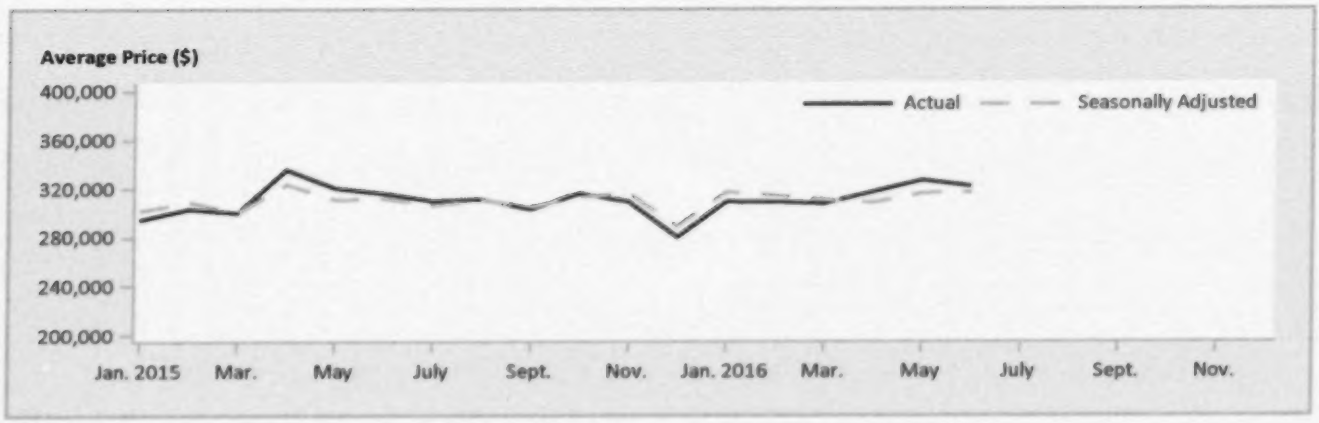


Figure 5.2: MLS® Residential Sales for Regina

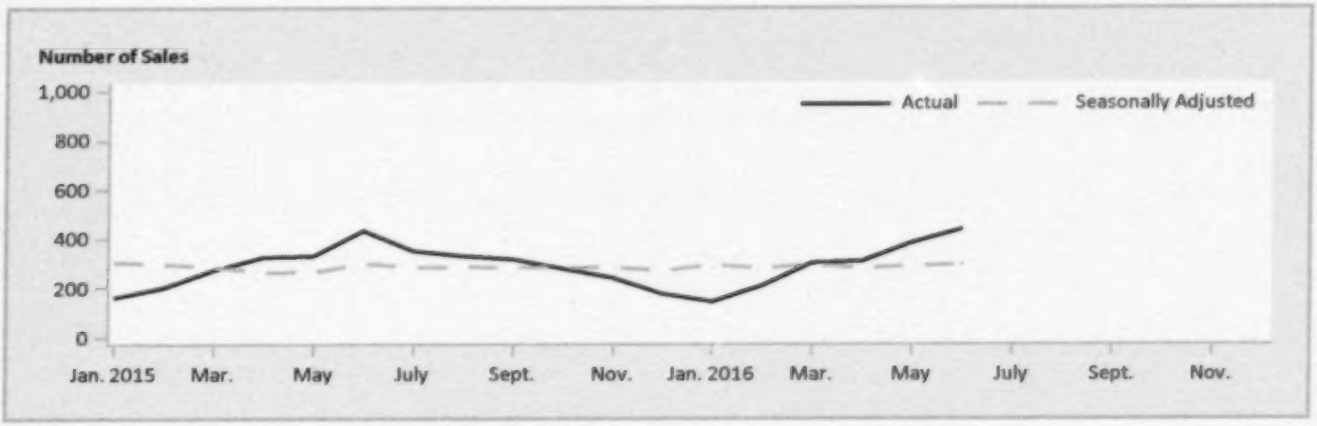
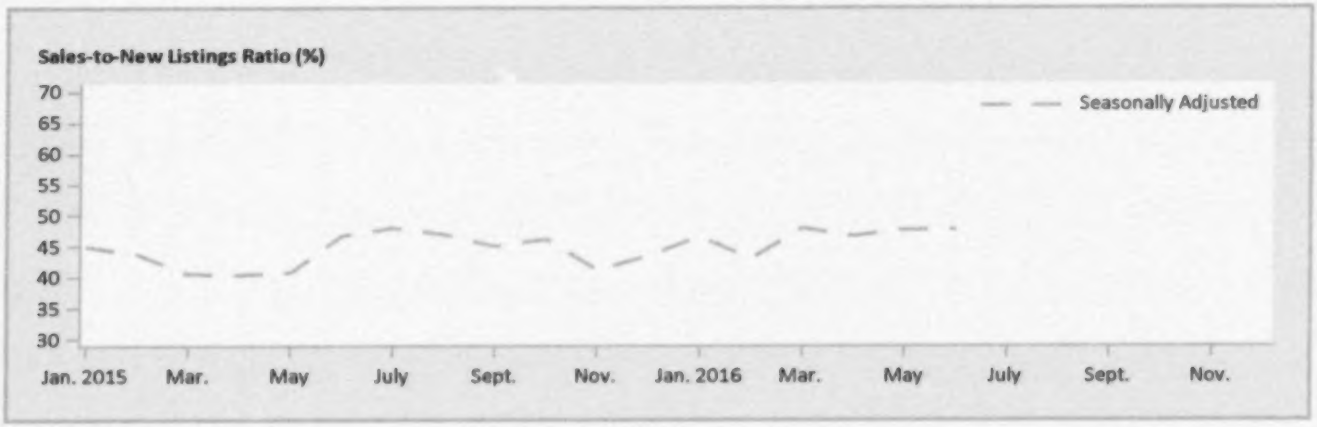


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Regina



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
Second Quarter 2016

		Interest Rates			NHPI, Total, Regina CMA 2007=100	CPI, 2002 =100	Regina Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	159.6	128.9	137.7	4.1	73.2	1,015
	February	567	2.89	4.74	159.1	130.1	137.5	4.6	73.3	1,023
	March	567	2.89	4.74	158.9	131.4	138.0	4.8	73.6	1,038
	April	561	2.89	4.64	156.9	131.4	137.8	4.6	73.3	1,040
	May	561	2.89	4.64	157.2	131.9	137.9	4.4	73.1	1,045
	June	561	2.89	4.64	157.2	132.4	137.9	4.2	72.7	1,035
	July	561	2.89	4.64	157.2	132.2	137.9	4.2	72.7	1,023
	August	561	2.89	4.64	156.9	132.4	136.9	4.2	72.0	1,015
	September	561	2.89	4.64	157.2	131.7	136.8	4.4	71.9	1,015
	October	561	2.89	4.64	157.1	132.4	137.6	4.1	72.0	1,010
	November	561	3.14	4.64	157.0	132.4	138.7	4.0	72.4	1,009
	December	561	3.14	4.64	157.7	131.3	139.5	4.2	72.9	1,019
2016	January	561	3.14	4.64	158.0	131.5	140	4.3	73.1	1,040
	February	561	3.14	4.64	158.0	131.6	138.4	4.6	72.5	1,058
	March	561	3.14	4.64	158.0	132.9	138.0	5.0	72.4	1,057
	April	561	3.14	4.64	157.9	133.1	137.9	5.4	72.6	1,058
	May	561	3.14	4.64	157.2	133.5	139.6	5.4	73.5	1,052
	June	561	3.14	4.64		134.2	140.0	5.6	73.8	1,047
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2016 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

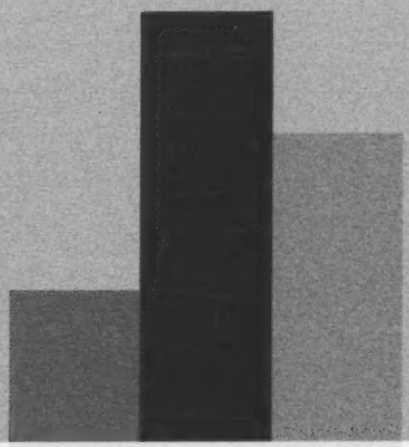
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64255_2016_Q03